

Village of Barrington
Architectural Review Commission
Minutes Summary

Date: April 14, 2005

Time: 7:00 p.m.

Location: Village Board Room
200 South Hough Street
Barrington, Illinois

In Attendance: John Julian III, Chairperson
Joseph Coath, Vice Chairperson
John Patsey, Commissioner
Karen Plummer, Commissioner

Staff Members: Jeff O'Brien, Planner/Zoning Coordinator

Call to Order

Mr. Julian called the meeting to order at 7:03 p.m. The Roll Call noted the following: John Julian III, present; Joseph Coath, present; Stephen Petersen, absent; Karen Plummer, present; John Patsey, present. There being a quorum, the meeting proceeded.

New Business

ARC 05-07 Barrington Park District, 511 Lake Zurich Road (**Public Meeting – Non Historic**)
Petitioner: Tom Lelonde, Architect, Williams Architects
Mike Williams, Architect, Williams Architects
Sue Jantori, Legal Representative
Teresa A. Jennings, Director of Parks and Recreation

The petitioners are proposing to create a large recreation area on the Jewel Tea property. The park will include playgrounds, walking and bike paths, tennis courts, two basketball courts as well as an outdoor ice rink. Structures on the property will include two open-air picnic shelters, one large pavilion with restrooms, a concession stand, one gazebo, a handicapped accessible tree house, a small outdoor amphitheatre and a maintenance building with an attached shelter. The intersection of Lake Zurich Road and Route 14 will be redesigned to include left and right turn lanes from Lake Zurich Road onto Route 14.

Ms. Plummer asked if the walking paths will connect to Cuba Marsh.

Mr. Lelonde replied that the park district intends to connect the walking path to Cuba Marsh.

Ms. Plummer asked if the connection will be close to the railroad.

Mr. Lelonde replied that the connection will be outside of the right-of-way of the railroad.

Ms. Plummer commented that her main concern is pedestrians crossing near the railroad tracks.

Mr. Lelonde replied that there exists a fence which blocks the railroad.

Ms. Plummer asked if wetlands are located on the property.

Mr. Lelonde replied that there are two wetland locations.

Ms. Plummer asked what the Park District is proposing for the northeast parcel.

Mr. Lelonde replied that the area will be an open playing field.

Mr. Lelonde presented the building plans. The proposed materials were chosen to be in harmony with the natural setting, using materials such as natural stone and wood. The doors will be aluminum clad wood sliding doors. The roof will be made of metal for appearance as well as long-term maintenance. The main building will be located where the Jewel Tea house was located and will include a fire place. The warming shelter/maintenance equipment shelter will also include a fire place and will open to the ice rink. The ice making equipment will be fenced in.

Ms. Plummer asked what type of materials is proposed for the seating in the amphitheatre.

Mr. Lelonde replied the seating will be a low scale retaining wall.

Ms. Plummer asked what types of materials will be used for the walking path.

Mr. Lelonde responded that they have not made a final decision on the proposed materials; however, they are looking into using crushed limestone.

Ms. Plummer asked if snowmobiles will be allowed in the park.

Mr. Lelonde replied that snowmobiles will not be allowed, however, cross country skiers will be able to use the park.

Mr. Lelonde presented drawings for the proposed pavilion.

Mr. Julian asked the petitioner why they decided to add buildings to the property. He was under the impression that the Park District intended the park to be open space and without buildings. He noted that the Park District demolished the historic structures on the site.

Mr. Lelonde replied that the proposal was based on the response from the community.

Mr. Julian acknowledged that the property will still be open; however, he was surprised at the number of proposed buildings. Mr. Julian asked how many washroom facilities will be available on the property.

Mr. Lelonde replied there will be two restrooms available on the site.

Ms. Jennings stated that the desire to add buildings to the property was based on input from the community through a mail survey. Residents want to see this property as open space property. This development allows residents to use the facility, but also keeps the property open.

Mr. Julian asked who received the survey.

Ms. Jennings replied that every resident in the Park District was mailed a survey.

Mr. Julian commented that he understands the Park District's desire to have buildings; however, he was under the impression that this parcel would not have buildings.

Mr. Patsey commented that although he did not want the Jewel Tea building to be demolished, he liked the concept.

Mr. Coath stated he liked the concept however he is concerned with the clad material. He would like to see a more natural material to be used on the windows and doors.

Mr. Julian asked what parts of the building will be aluminum-clad.

Mr. Lelonde replied that only the doors and windows will be aluminum-clad.

Ms. Plummer asked why aluminum-clad doors and windows were chosen.

Mr. Lelonde replied that aluminum was chosen for the maintenance and costs.

Ms. Plummer asked the Park District if they had a graffiti problem.

The petitioner replied that the interior of the Jewel Tea building had been tagged; however, it has not been a big problem at their other facilities.

Ms. Plummer asked if the outdoor light fixtures which currently line the road will remain.

Mr. Lelonde replied that there are not enough fixtures to cover the lighting needs.

Ms. Plummer asked if the area will be monitored for security purposes.

Mr. Lelonde replied there will be lighting in the parking lot, roads, and buildings.

Ms. Plummer asked if there will be police access.

Mr. Lelonde replied there will be an access road for the police.

Mr. Julian asked the petitioner if the retaining wall will be capped.

M. Lelonde responded yes.

Mr. Julian asked staff to read the Architectural Review Commission's recommendations

Mr. O'Brien read the Architectural Review Commission's recommendations:

1. The materials for the walking paths should be presented to the ARC.
2. The ARC stated that the overall design of the buildings and the site is attractive.
3. The ARC noted that great care should be given to designing the details of the buildings in order to successfully achieve the overall architectural style that the Park District is proposing.
4. Explore eliminating aluminum cladding from the building materials. The ARC recommends using more "natural" materials such as wood.
5. Explore the feasibility of restoring and reusing the remaining street lighting fixtures from the original Jewel Tea entrance boulevard.

Mr. O'Brien will send a letter with the Architectural Review Commission's recommendations.

Old Business

ARC 04-29 Shoults Residence, 609 South Grove Avenue (**Continued Public Hearing – Historic**)

Petitioner: Kevin and Lori Shoults, Owners

Mr. Julian asked the public if anyone wished to speak, there was none

The petitioner stated that the revised proposal she was to present tonight would require a variance. She advised the board that she would prefer not to seek a variance and has provided three options for the proposed addition. She asked for some input from the Architectural Review Commission as which option they felt would be the most practical.

Mr. Julian advised the board that the petitioner's original proposal was approved by the Commission; however the Village Board denied their request for a variation.

Ms. Shoults commented that currently the roof pitch is 11:12. If the pitch were to remain the same, they would need to reduce the height of the roof or seek a variance. The only other option would be to attach the garage to the house with a breezeway. If the garage were to be attached, the garage could be increased in height to twenty-one (21) feet, nine (9) inches which is opposed by the Shoults's neighbor. Ms. Shoults would prefer to keep the roof pitch and not seek a variance. She asked if the roof pitch could be negotiated, as her architect measured the pitch of the roof and he wasn't sure if the pitch of the roof could have been a 12:12 roof pitch at one time.

Mr. Julian advised that a member of the audience wished to speak and swore him in.

Mr. Alan Simonds, 601 South Grove Avenue

Mr. Simonds commented that he is against the height increase. He provided an option which would shorten the depth of the garage.

The board discussed reducing the depth of the garage.

Mr. Julian asked the petitioner which option she preferred.

Ms. Shoults commented that either she would prefer to either seek the variance or explore re-measuring the roof pitch to see if it is 12:12.

Mr. O'Brien recommended having the roof pitch measurement taken again and rescheduled the meeting to May 12, 2005.

Ms. Plummer motioned to continue the ZBA Case 04-29 to May 12, 2005. Mr. Patsey seconded the motion.

Roll Call Vote:

Mr. Patsey – yes

Ms. Plummer – yes

Mr. Coath – yes

Mr. Julian – yes

Motion carried.

Mr. O'Brien announced that this case will be continued to May 12, 2005.

Planner's Report

Mr. O'Brien provided information on future cases.

Adjournment

Mr. Patsey moved to adjourn the meeting. Ms. Plummer seconded the motion. Voice vote noted all ayes. The meeting was adjourned at 8:30 p.m.

Respectfully submitted,
Paula Emerson
Recording Secretary

John Julian III, Chairperson
Architectural Review Commission